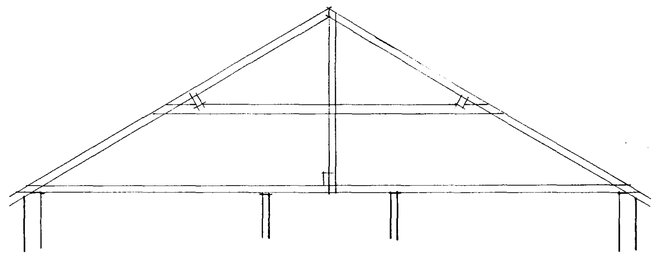
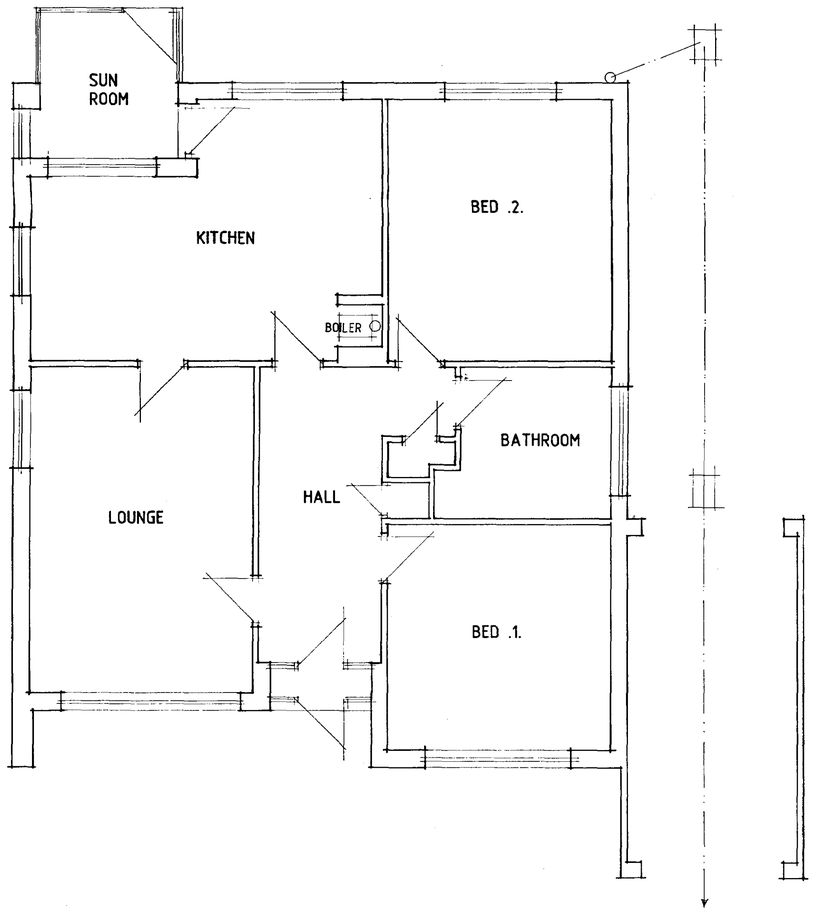



LOCATION PLAN

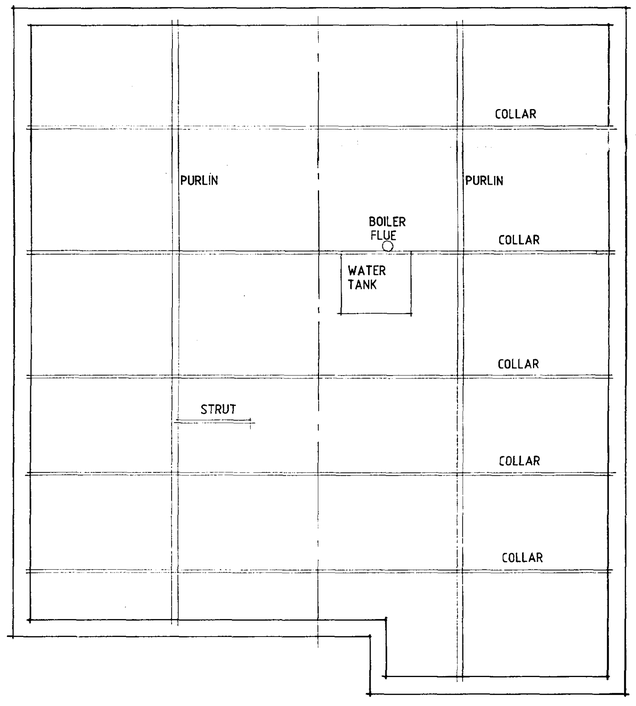


ROOF SECTION

RAFTERS – 100x50 AT 430 C/C
CEILING JOISTS – 100x50 AT 430C/C
PURLIN - 170x75
COLLARS – 150x38 AT 1.6 TO 2.04 C/C
HANGERS – 100x50 AT COLLAR POSITIONS
BEARER - 100x50
ROOF PITCH – 30° APPROX




GROUND FLOOR PLAN




ROOF PLAN

SDC
Planning Development
27 JUN 2002
Ref 07/102

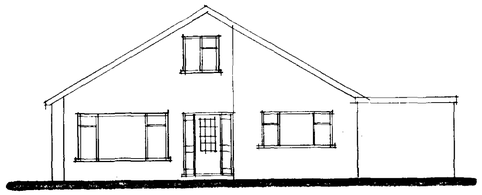
DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

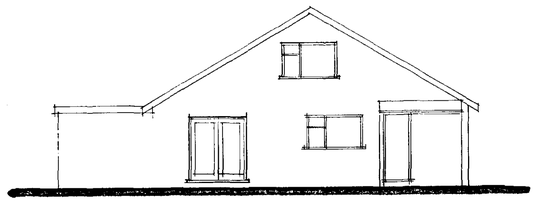
PROPOSED CONVERSION OF ROOF SPACE TO BEDROOMS AT 16 THE BEECHES, LANGWITH DRIVE, HOLBEACH
FOR
MR. & MRS. P. REYNOLDS.
PLAN AS EXISTING

| | |
|---|---|
| 1:50 1:1250 | SD02-021/1 |
| MAY-02 | B.GILHAM. |

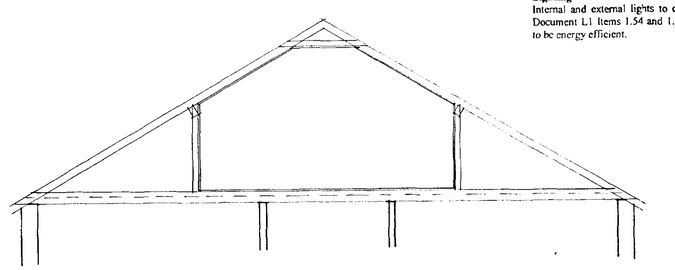
7 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



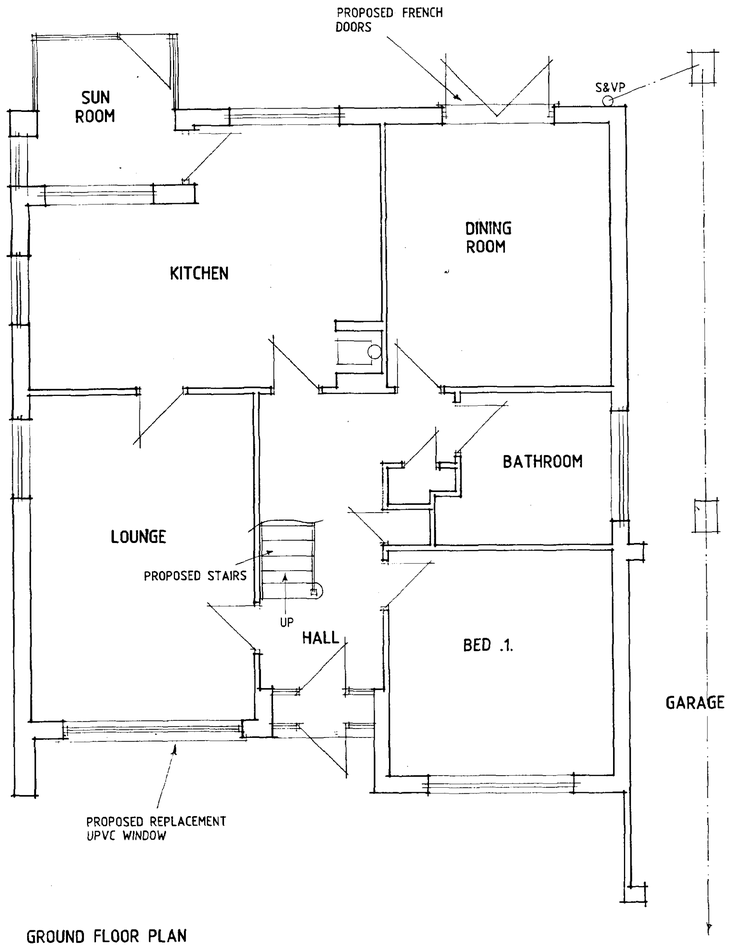
FRONT



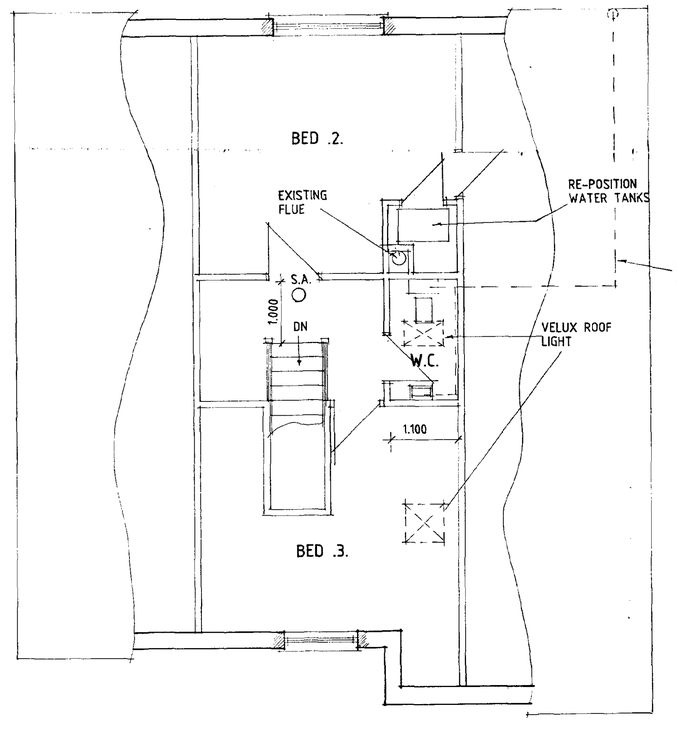
REAR



ROOF SECTION




GROUND FLOOR PLAN




FIRST FLOOR PLAN

**Smoke Detection**
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

**Habitable Room Trickle Ventilation**
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

**Roof Insulation**
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

**Foul Water Drainage**
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

**First Floor Walling**
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

**Header Tank Support**
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

**Ceilings**
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m².

**First Floor Construction**
19mm flooring grade moisture resistant decking on new timbers – see structural details.

To ceiling slope provide 50mm Celotex insulation with 50mm gap between roof underfelt and quilt at all times.

**Foul Drainage**
Connect to existing inspection chamber as shown.

**Lintels**
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

**Glazing**
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved.

**Lighting**
Internal and external lights to comply with Approved Document L1 items 1.54 and 1.57. All external lights to be energy efficient.


Do not scale from this drawing

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note, this drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at work, etc. Act 1974 (HSW Act)


Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

Convert existing roof space to 2 no. bedrooms and WC as shown. See structural details Ref. 856/0 to 26 for structural elements of roof conversion.

Form opening in gable walls in positions shown for new UPVC windows. Support over with IG L1/S lintels.

Existing ground floor rear bedroom to be converted to dining room. Remove window and extend opening down to floor level to suit new UPVC French doors.

Existing front lounge window to be replaced with new UPVC window.

Stairs to be Boulton & Paul Ref SLB11N or similar approved. (Check height on site as necessary).

Provide suitable Velux roof light to new first floor WC to be installed all in accordance with manufacturers recommendations.

Existing ground floor ceiling to remain in tact except for new staircase position.

Existing water tanks to be relocated to suit new layout.

**Private Stairs**
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Tread rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

**Heating System**
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

**Insulated Pipes and Ducts**
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

**Safety Glazing**
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.


Planning Department
27 JUN 2002
Ref 0751/02


A – MINOR ALTS- 21.6.02

DETERMINED PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH SD02-021/1, STRUCTURAL DETAILS REF - 845/0 TO 26

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

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MR. & MRS. P. REYNOLDS.

PLAN AS PROPOSED

| 1:50 1:100 | SD02-021/2 |
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| MAY-02 | B.GILHAM. |


2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702